


MARY LOUISE NICHOLSON
COUNTY CLERK

MANAGEMENT CERTIFICATE FOR STONE BRIDGE OAKS

STATE OF TEXAS

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COUNTY OF TARRANT

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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Stone Bridge Oaks Owners' Association, Inc.

1. The name of the subdivision is Stone Bridge Oaks.
2. The name of the association is Stone Bridge Oaks Owners' Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Stone Bridge Oaks
Stone Bridge Oaks II

Final Plat Document #D207325021 filed on 9-12-2007.
Final Plat Document #D210200853 filed on 8-18-2010.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Stone Bridge Oaks Owner's Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # D207401948 on 11-9-2007.

Amended and Restated Covenants, Conditions and Restrictions for Stone Bridge Oaks Owners' Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document #D209332237 on 12-22-2009.

First Amendment to the Amended and Restated Covenants, Condition and Restrictions for Stone Bridge Oaks Owners' Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document #D211204337 on 8-24-2011.

Second Amendment to the Amended and Restated Covenants, Condition and Restrictions for Stone Bridge Oaks Owners' Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document #D218065260 on 3-28-2018.

Third Amendment to the Amended and Restated Covenants, Condition and Restrictions for Stone Bridge Oaks Owners' Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document #D220321382 on 12-2-2020.

5. Stone Bridge Oaks Owners' Association in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email is closing@cmamanagement.com and the association's website is www.cmamanagement.com.
7. Fees charged in connection with a property transfer in the subdivision are:
 - Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
 - Capitalization Fee: \$824.00 = to two Months PATIO assessment (*All sales*)
 - \$728 = to two Months TOWNHOME assessment (*All sales*)
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of December, 2024.

STONE BRIDGE OAKS OWNERS' ASSOCIATION, INC.

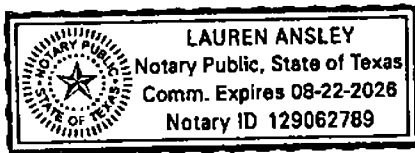
By: CMA, its Manager

By: Karen Beasley

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of December, 2024, by Karen Beasley of CMA, Manager for Stone Bridge Oaks Owners' Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093